

# Agency and development

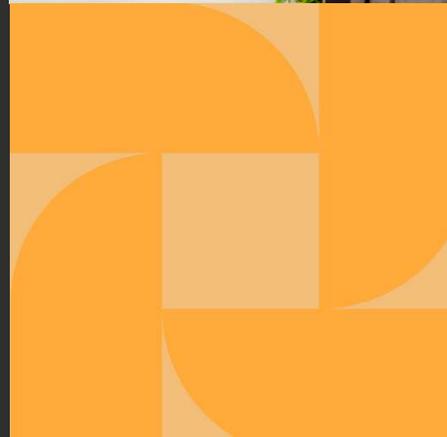
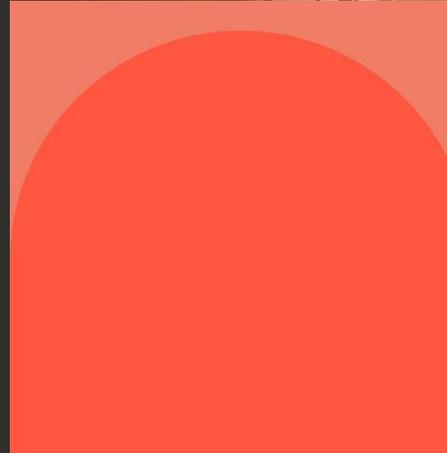
Find a property to buy or let, market your property to prospective occupiers or investors, or develop new property – across retail, office and industrial sectors.

**Industrial, office and retail agency:** Whether you are a landlord or occupier seeking to lease or sell a property, or a tenant or occupier wanting to buy or let industrial, office or retail space, we can support you through the process. We source properties that meet your requirements, negotiate the best possible terms, and liaise with solicitors to keep the transaction moving smoothly. For landlords and sellers, we provide bespoke marketing strategies, using our in-depth knowledge of the North East commercial property market, to source the best terms on your behalf.

**Investment agency:** Our investment team combines deep knowledge of the commercial property market in the North East and beyond with a pragmatic, results-driven approach. We offer clear, honest advice on potential investment opportunities and asset strategies, supporting both buyers and sellers through even the most complex scenarios.

**Development consultancy:** If you are considering new development, or reconfiguration or repurposing of existing commercial property, we offer a wide range of services to assist you:

- Initial feasibility study
- Options appraisal
- Cashflow modelling
- Planning advice (using third-party consultants)
- Marketing strategy and implementation
- Smooth delivery and handover of the finished property
- Property and facilities management support post-completion





# Development consultancy

Get results-focused support throughout your development projects.

Our team will be there to advise you from start to finish and can guide you through selecting a site, feasibility studies, project planning and delivery, and marketing your completed property. We make sure your projects run smoothly and act as a long term partner, unlocking the full potential of your property.



# Property and facilities management

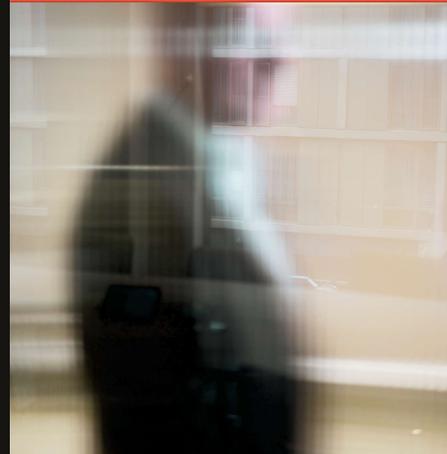
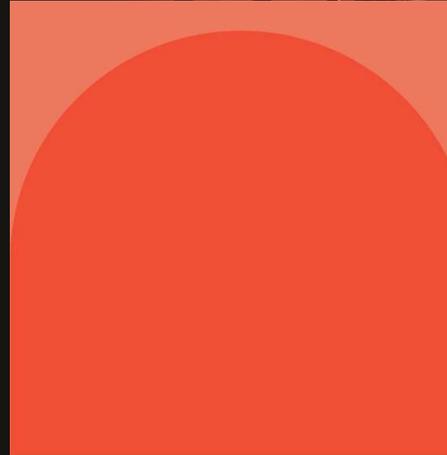
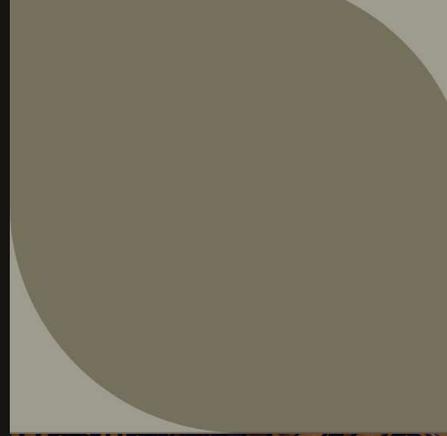
Outsource management of your commercial properties and lighten your administrative load.

**Property and facilities management:** We will create a bespoke management package for your properties. You'll get monthly updates on tenancies, and quarterly finance reports so you're always up to date. You can choose from the following options to include in your management package:

- Property inspections
- Consultations with occupiers
- 24-hour helpdesk
- Service charge budgeting and annual reconciliation
- Full health and safety compliance
- Rent, service charge and building insurance collection
- Early warning of forthcoming reviews and renewals
- Forecasting and planning for future works
- Procurement of energy and utility services
- Coordination of business rates accounts
- Overseeing maintenance and repairs
- Maintaining an inventory of assets and equipment

**Company secretarial services:** We can save your team hours of time by managing company secretarial duties, including:

- Board meeting papers
- Companies House returns
- Liaising with external partners including lawyers, accountants and auditors
- Overseeing compliance systems
- Pension scheme administration
- Maintaining statutory registers
- Property and personnel administration
- Monitoring changes in legislation
- Providing legal and governance advice



# Occupier services

Reduce your occupational costs, and align your property holdings with your environmental, social and governance (ESG) priorities, wherever you are in the UK.

If you occupy a commercial building, we can help you plan major projects, manage your lease, support you through a disposal, or align your premises with your company's vision. If you're ready to make a move, we can source a new property and negotiate the best possible deal for you.





# Professional services

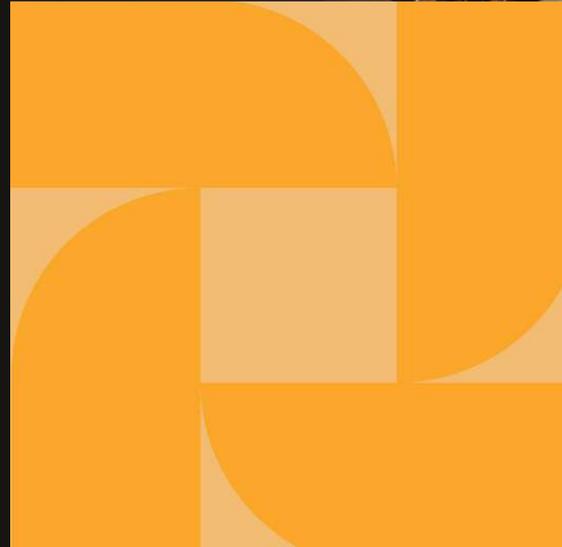
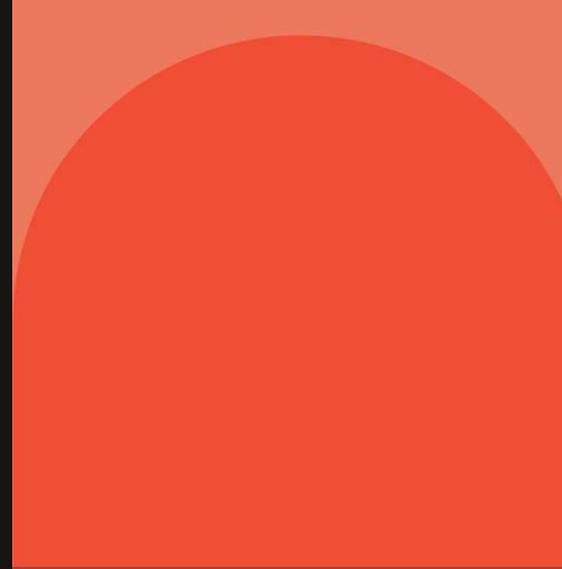
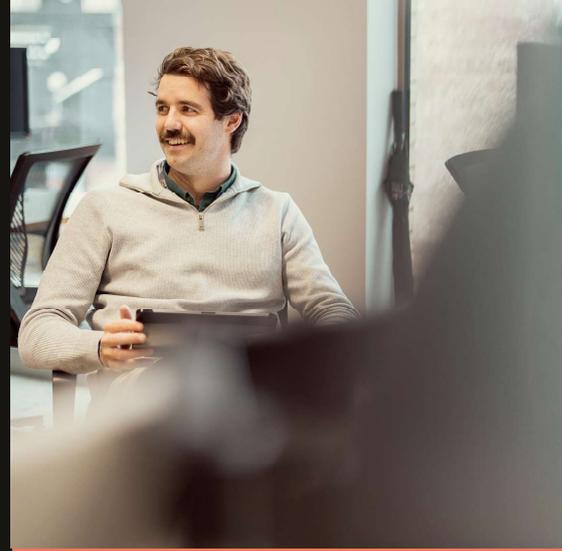
Get expert valuations, advice on landlord and tenant matters, and rating.

## **Valuation and lease advisory:**

Our team has in-depth knowledge of the North East commercial property market and can negotiate lease renewals and rent reviews on behalf of landlords and tenants.

We also value commercial properties on behalf of lenders, landlords and owner occupiers. In addition, we can act as independent experts or arbitrators to help you resolve disputes.

**Rating:** Make sure you're not paying too much in business rates. Our rating specialists can calculate your liabilities, advise on challenging previous figures, and help you plan for future expenditure.



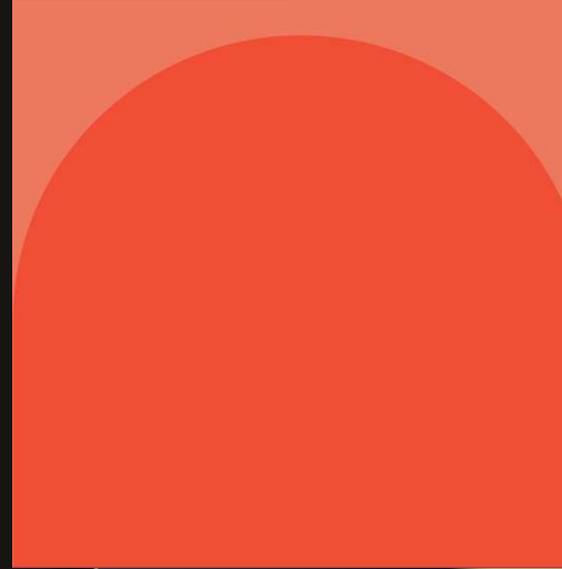


# Investment and asset management

Benefit from our market knowledge and investment expertise.

**Property investment:** Get strategic, market facing advice before making investment decisions. We advise both sellers and buyers on commercial property investment matters in the North East and wider UK. In addition to disposal strategies and purchase opportunities, we can also advise you on development funding options, joint ventures, and cashflow modelling.

**Asset management:** Our asset management team can work with your various professional teams or act as an extension of your own team to deliver bespoke strategies to maximise the value of your assets. We can provide a full business plan, ensuring we consistently deliver real value and unlock the full potential of your property holdings.





# Building consultancy

Talk with our surveying team for guidance on refurbishments, fit-outs, dilapidations or new-build developments.

Whether you are a landlord or an occupier, and wherever you are in the UK, our team can meticulously guide you through areas including:

- Building surveys
- Dilapidations
- Project management
- Extensions, refurbishments, fit-outs and new builds
- Health and safety
- Party wall matters
- Planned preventative maintenance
- Energy efficiency initiatives

